

MARKET SQUARE

PIRIP

Real Estate Investment
Management

PHOTOGRAPHY CREDIT: DAVID MADISON

RAPPAPORT
CULTIVATING PLACES[®]

D.C. BY THE NUMBERS



6TH
LARGEST METROPOLITAN

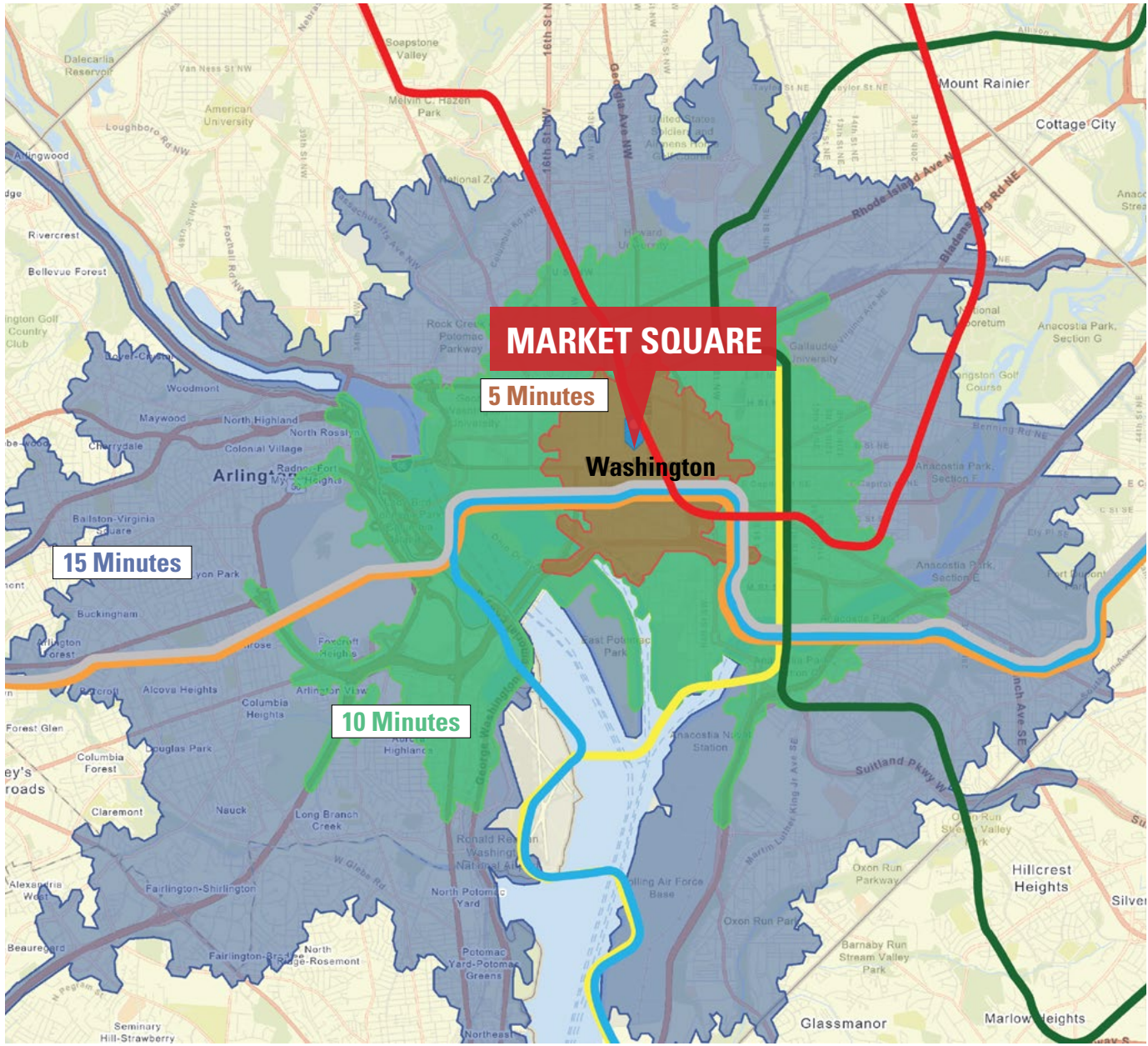
23.1
MILLION VISITORS
IN 2025

\$11.4
BILLION IN TOURIST
SPENDING IN 2024

\$122K
MEDIAN HOUSEHOLD
INCOME

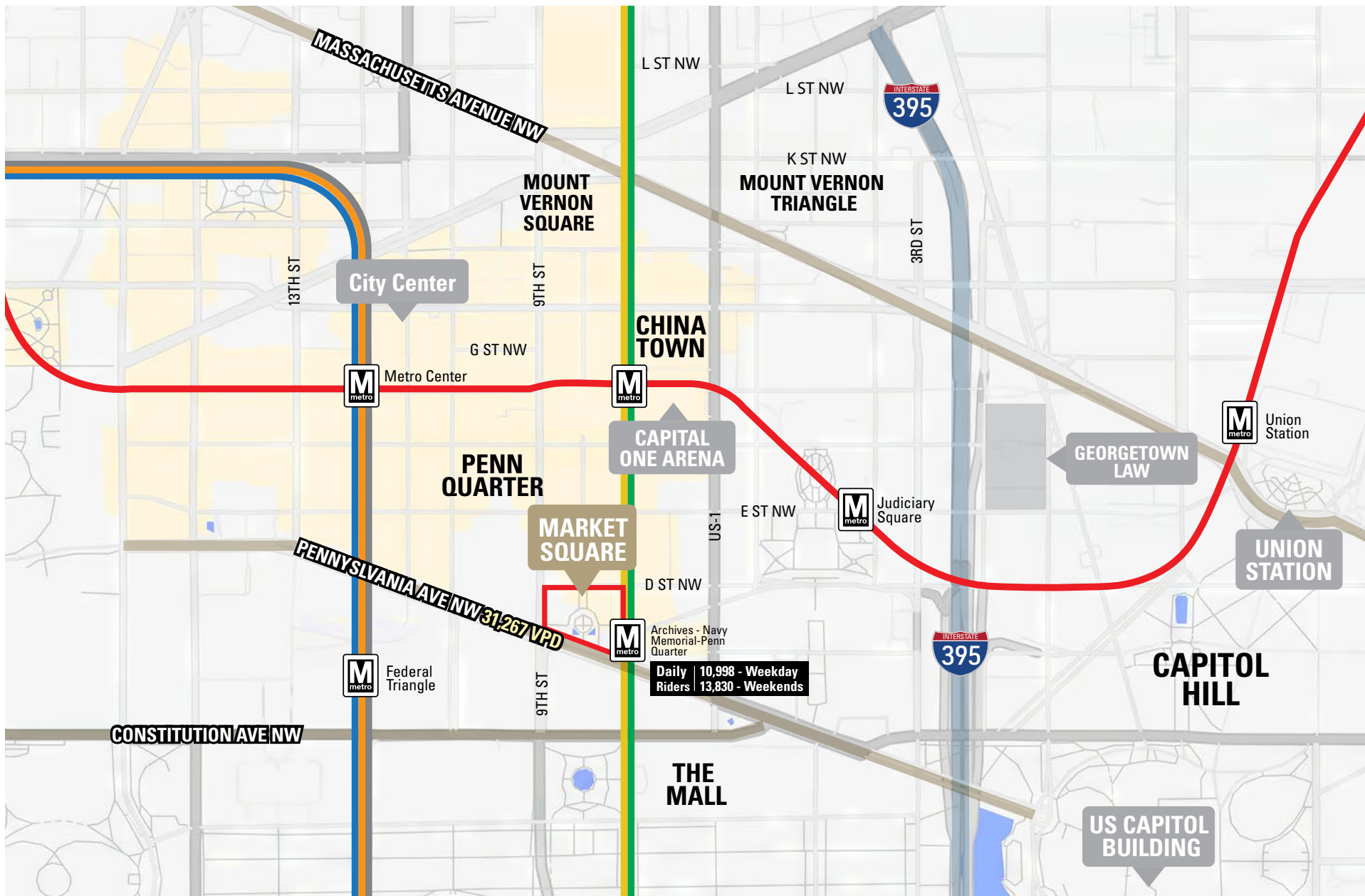
1.2
MILLION DAYTIME
POPULATION

>75%
KASTLE KEYCARD SWIPE
RATE OF NEAR PRE-COVID
LEVELS



DEMOGRAPHICS

	5 Min	10 Min	15 Min
Population	236,712	679,884	1,173,641
Households	3,452	32,815	112,892
Bachelor's Degree or Higher	1,103	2,463	17,143
Average Household Income	\$177,221	\$174,609	\$161,462
	.25 Mi	0.5 Mi	1 Mi
Total Employees	20,609	65,019	218,972
	Vehicles per day		
Penn Ave NW			31,267
9th Street			16,709
E Street			11,327
Walkscore	Capital Bikeshare Arrivals		
99			1,752



MASSACHUSETTS AVENUE NW

City Center



Metro Center



CHINA TOWN

CAPITAL ONE ARENA

PENN QUARTER

PENNSYLVANIA AVE NW 31,267 VPD



Federal Triangle



Archives - Navy Memorial - Penn Quarter

Daily Riders 10,998 - Weekday
Weekend Riders 13,830 - Weekends

CONSTITUTION AVE NW

THE MALL

US CAPITOL BUILDING



Union Station

UNION STATION

GEORGETOWN LAW



Judiciary Square



INTERSTATE 395



INTERSTATE 395

CAPITOL HILL

MOUNT VERNON SQUARE

MOUNT VERNON TRIANGLE

13TH ST

9TH ST

G ST NW

L ST NW

L ST NW

K ST NW

3RD ST

US-1

E ST NW

D ST NW



MARKET SQUARE

M metro
Daily 10,998 - Weekday
Riders 13,830 - Weekends

PENNSYLVANIA AVENUE NW 31,267 VPD

CONVENTION CENTER

CAPITAL ONE ARENA

WHITE HOUSE

THE NATIONAL THEATRE

UNION STATION
35,079 DAILY VISITORS

CONSTITUTION HALL

WALDORF ASTORIA HOTEL

UNITED STATES CAPITOL

WASHINGTON MONUMENT

NATIONAL ARCHIVES

NATIONAL GALLERY OF ART

CONSTITUTION AVENUE NW

NATIONAL MALL 25 MILLION ANNUAL VISITS

AMERICAN HISTORY MUSEUM

NATURAL HISTORY MUSEUM

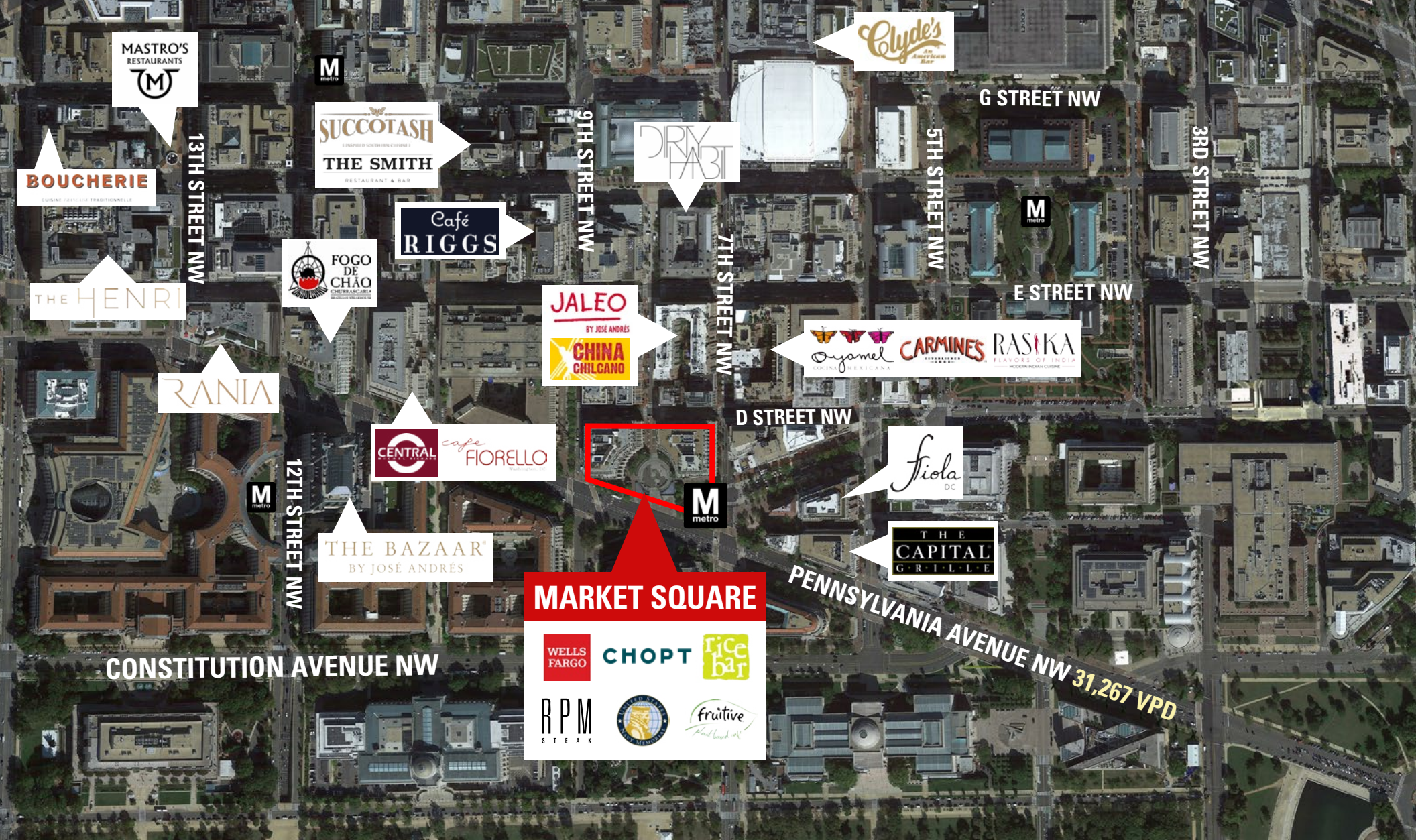
WORLD WAR II MEMORIAL

AIR AND SPACE MUSEUM

UNITED STATES BOTANIC GARDEN

LIBRARY OF CONGRESS

SALAMANDER HOTEL



MARKET SQUARE

WELLS FARGO CHOPT rice bar

RPM STEAK

FRUITIVE *Actual Goodness*

AT THE CENTER OF D.C.'S FINE DINING CORE



BOOZ ALLEN HAMILTON
615 EMPLOYEES

THOMSON REUTERS
250 EMPLOYEES

NATIONAL PARK SERVICE
850 EMPLOYEES

APPLE
190 EMPLOYEES

DEPARTMENT OF JUSTICE
1,000 EMPLOYEES

BLOOMBERG
307 EMPLOYEES

CHARTER COMMUNICATION
153 EMPLOYEES

U.S. DEPARTMENT OF VETERANS AFFAIRS
2,351 EMPLOYEES

TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION
150 EMPLOYEES

MACY'S
400 EMPLOYEES

FEDERAL BUREAU OF INVESTIGATION
1,409 EMPLOYEES

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
220 EMPLOYEES

BOSTON CONSULTING GROUP
652 EMPLOYEES

BLUE CROSS BLUE SHIELD ASSOCIATION
200 EMPLOYEES

U.S. ATTORNEY'S OFFICE OF THE DISTRICT OF COLUMBIA
1,339 EMPLOYEES

IBM
340 EMPLOYEES
GE
150 EMPLOYEES

DELOITTE
400 EMPLOYEES

FACEBOOK
1,237 EMPLOYEES

U.S. CUSTOMS & BORDER PROTECTION
150 EMPLOYEES

DLA PIPER LLP
500 EMPLOYEES

LAZ PARKING MID ATLANTIC INC.
218 EMPLOYEES

WARNER THEATRE
265 EMPLOYEES

GENERAL SERVICES ADMINISTRATION
2,059 EMPLOYEES

DISTRICT OF COLUMBIA GOVERNMENT
250 EMPLOYEES

MARKET SQUARE

CONSTITUTION AVENUE NW

28 law firms located in Penn Quarter with almost 10,000 employees

SITE DETAILS

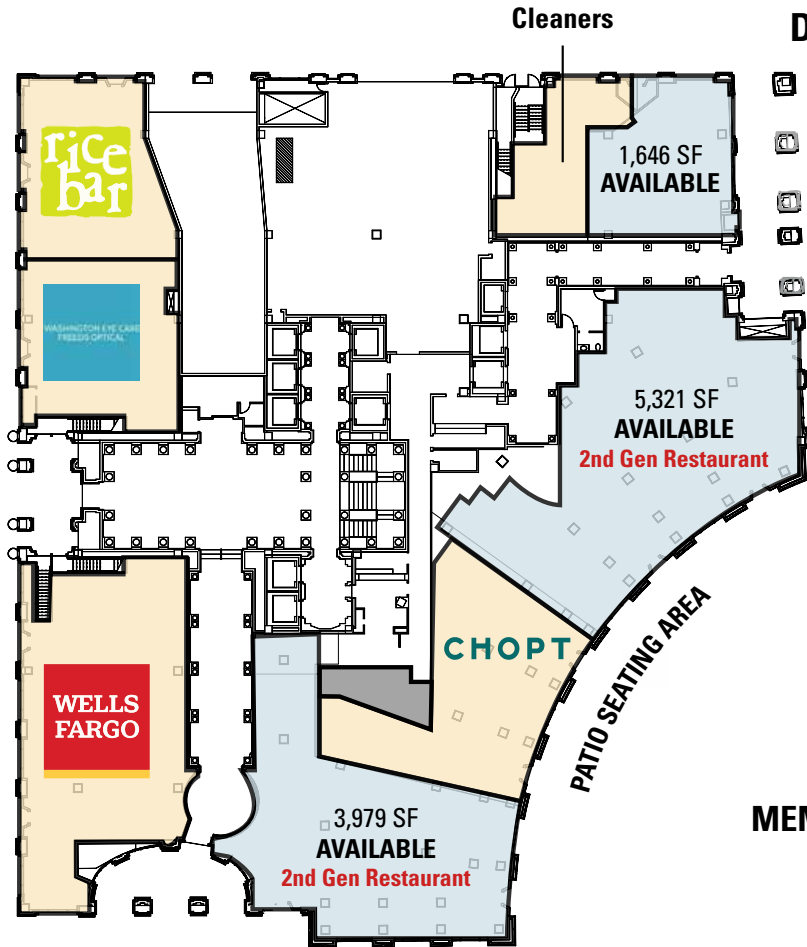
Market Square is one of the most iconic private office buildings in Washington, D.C. Home to more than 30 Fortune 500 companies, private firms, government agencies, and foreign consulates, the building benefits from its Pennsylvania Ave location— equidistant between the U.S. Capitol and The White House.



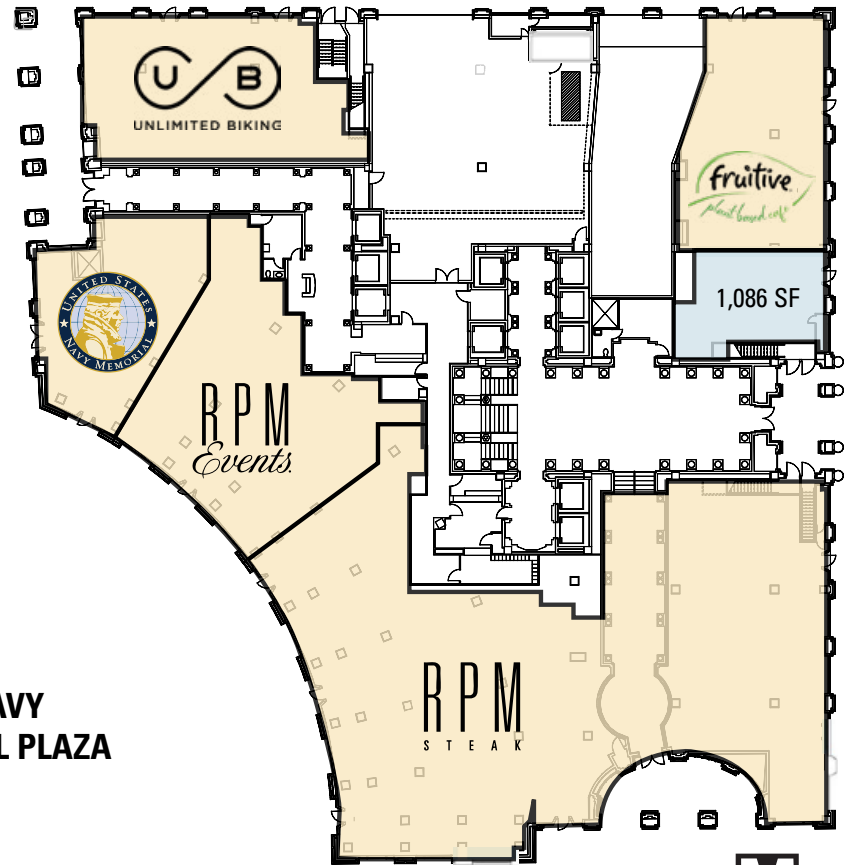
- On-site Metro access to Archives-Navy Memorial-Penn Quarter station (green & yellow lines)
- Superior ingress/egress to I-395
- Adjacent to Penn Quarter and the 7th Street Retail Corridor
- Unrivaled proximity to the U.S. Capitol and House/Senate Office Buildings
- Central choice for retail and dining among the key players of D.C.'s East End.



9TH STREET 16,613 VPD



D STREET



7TH STREET 15,186 VPD

PENNSYLVANIA AVENUE 31,267 VPD





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